

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2012

New Home Market

GTA Housing Starts Begin 2012 Strong

A total of 3,881 new homes were started in the Greater Toronto Area (GTA) during January — the highest total for that month in 10 years. This builds off of a strong 2011 that saw housing starts rise by 32 per cent in the GTA. Condominium apartment construction continues to be the main driver, representing nearly 60 per cent of all starts last month. Row homes are also adding to the momentum — starts in January were more than

five times the level from a year ago. Meanwhile, single-detached starts have been moderating and were down by nine per cent compared to the same month last year.

The strong pace of housing starts has pushed the total number of units under construction to its highest point in over three years (54,000). It is important to note, however, that the vast majority of these units have been pre-purchased. For instance, nearly 90 per cent of the 35,000-plus condominium apartments under construction already have purchase agreements in place.

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1 New Home Market

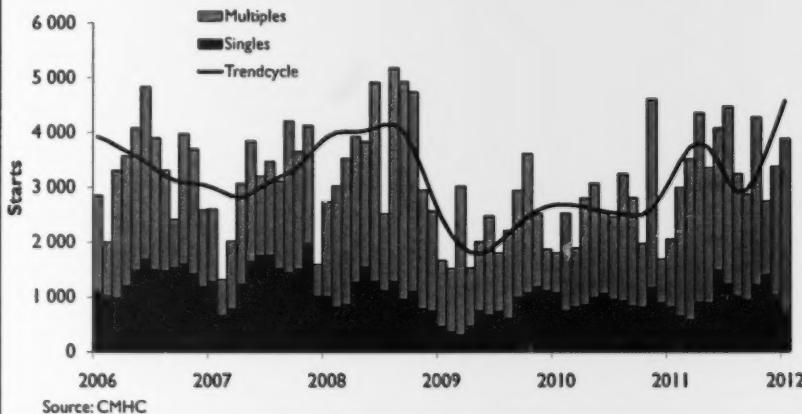
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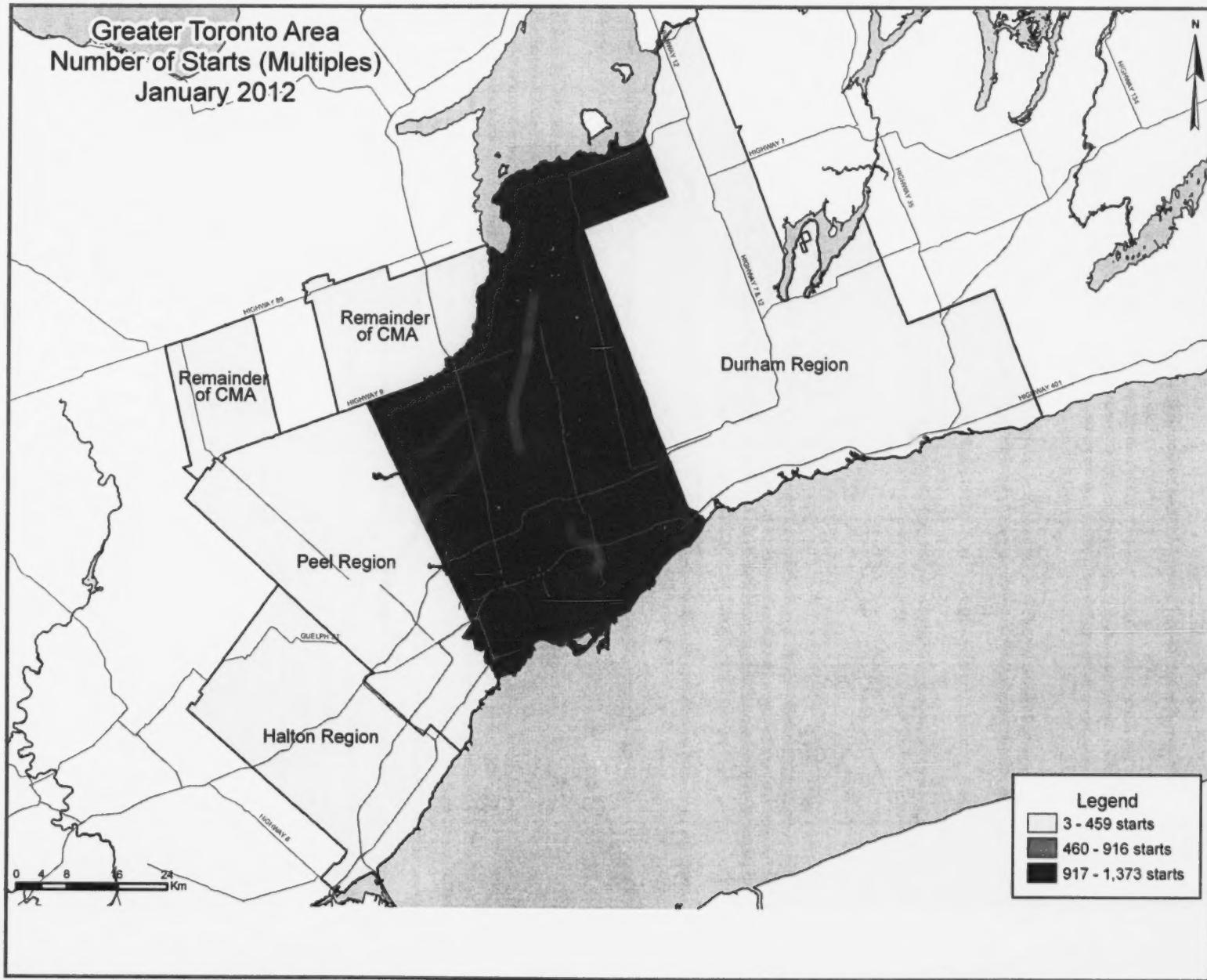
Greater Toronto Area Housing Starts

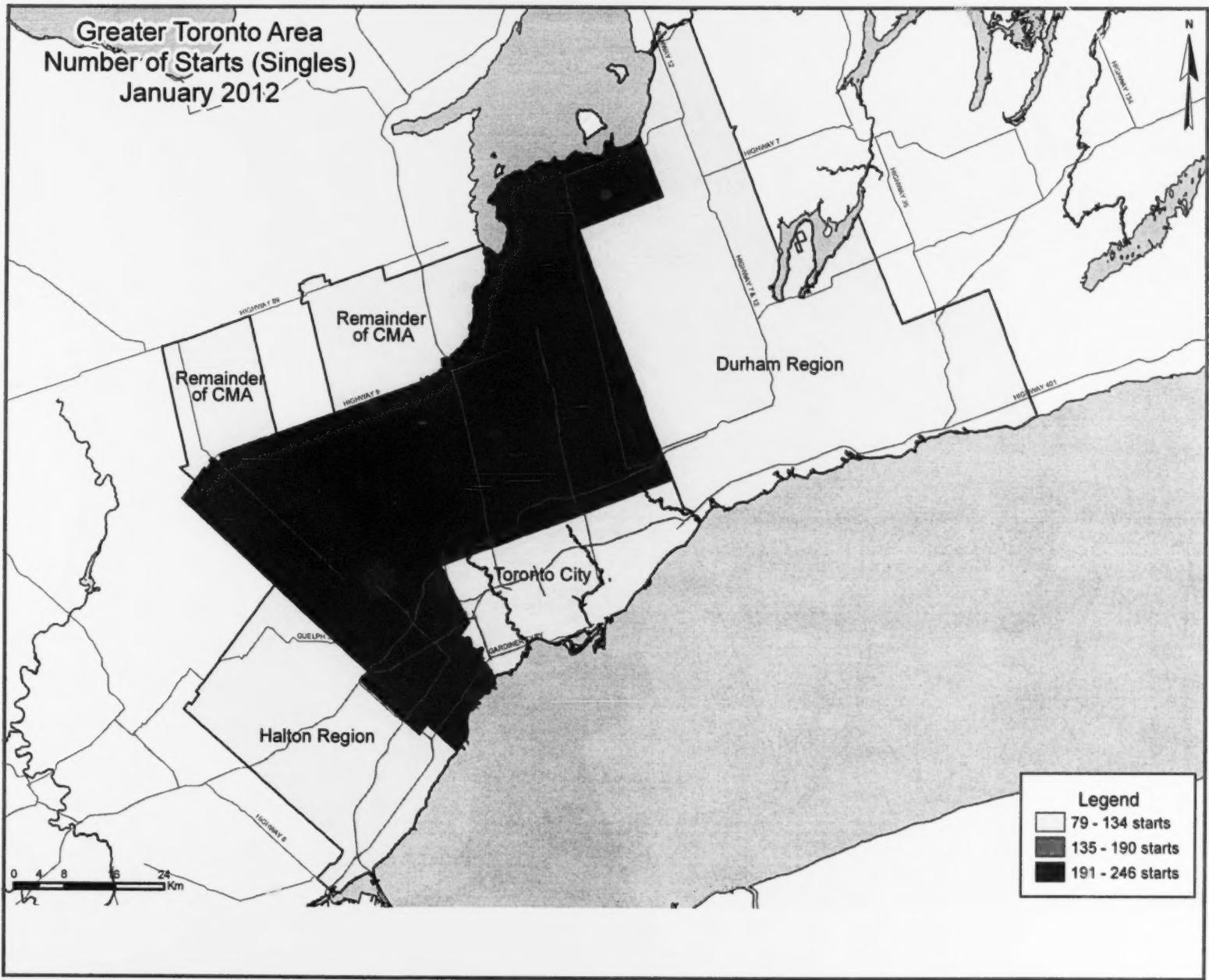


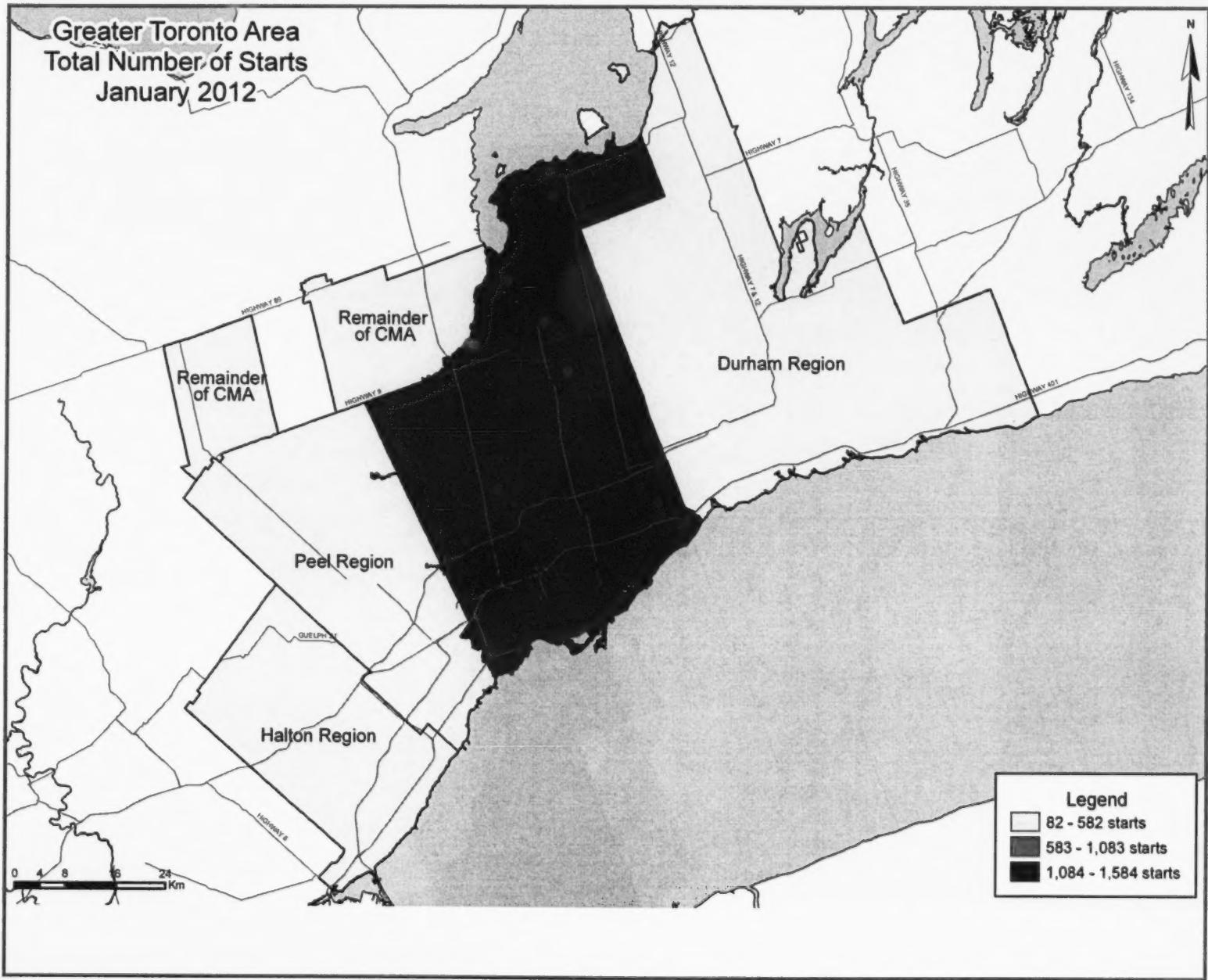
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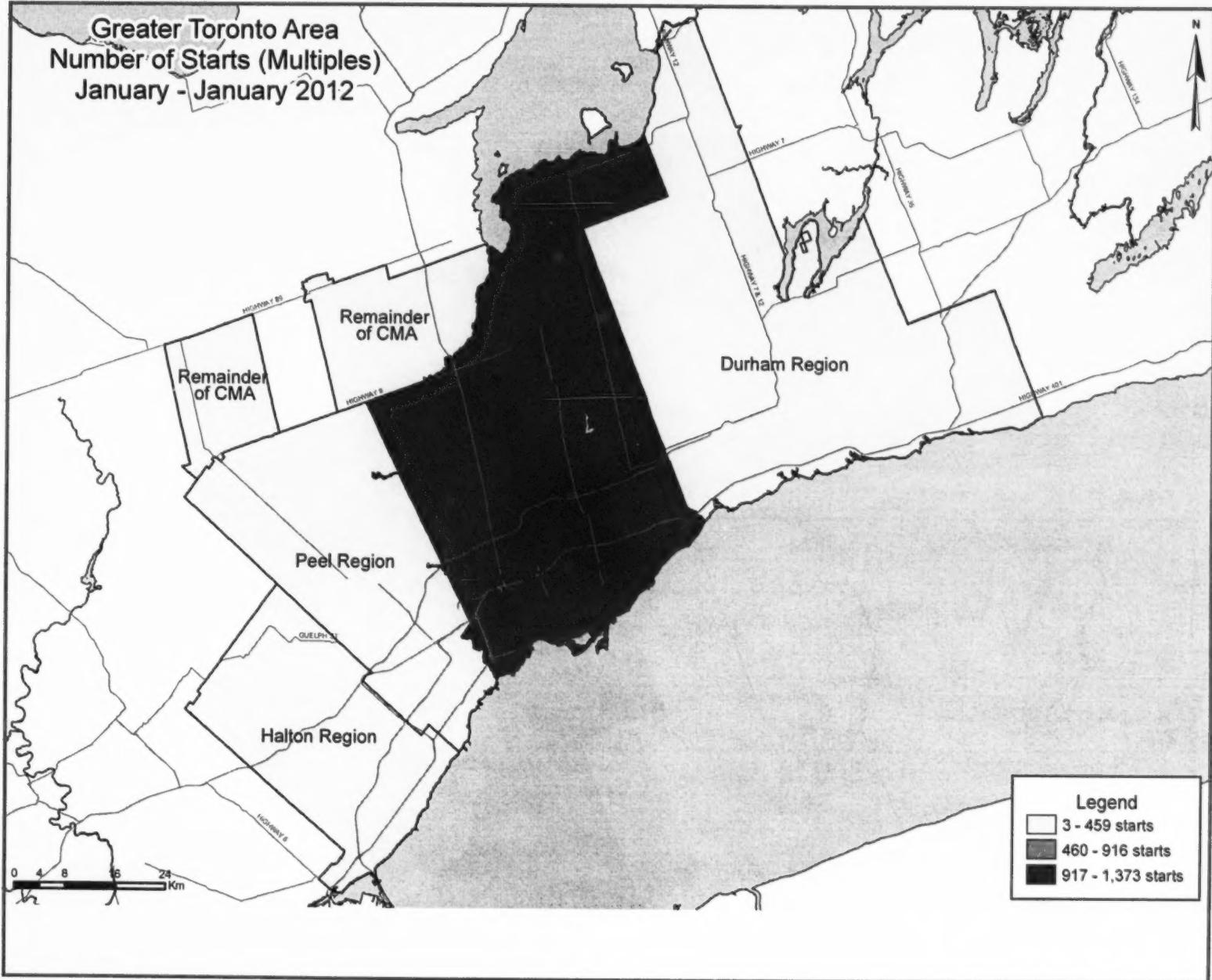
Greater Toronto Area Number of Starts (Multiples) January 2012



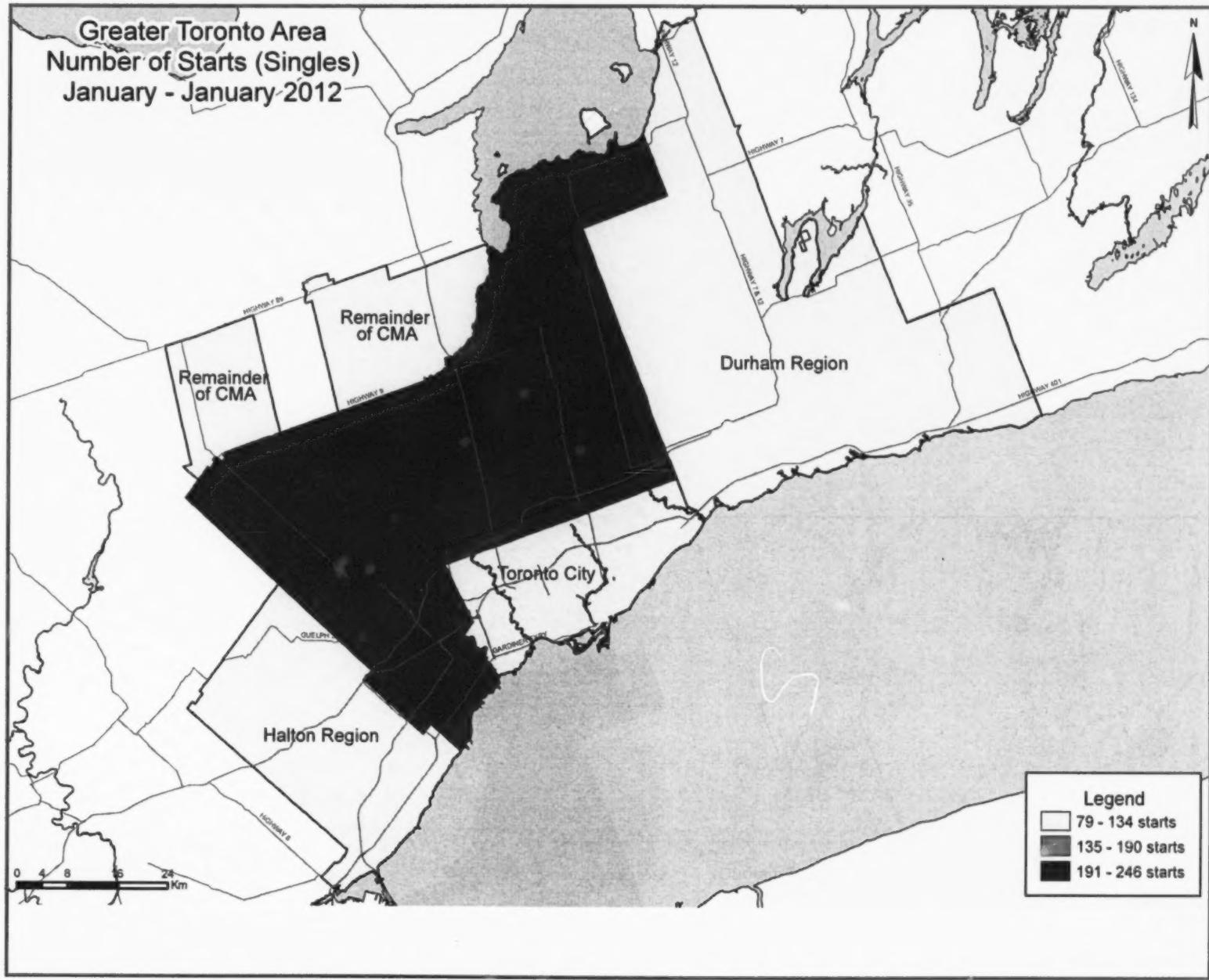




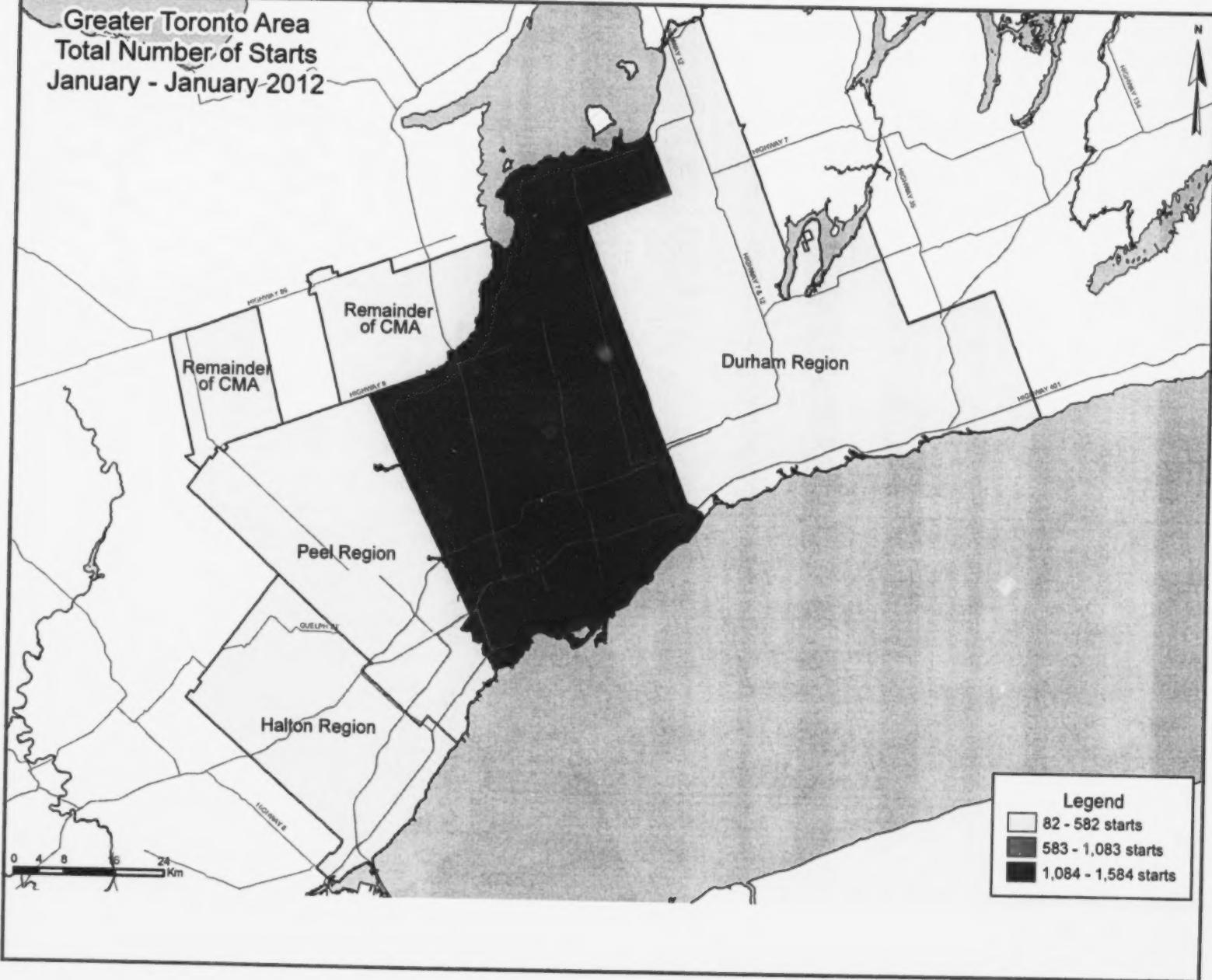
Greater Toronto Area
Number of Starts (Multiples)
January - January 2012



**Greater Toronto Area
Number of Starts (Singles)
January - January 2012**



Greater Toronto Area
Total Number of Starts
January - January 2012



ZONE DESCRIPTIONS - TORONTO CMA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

n/a Not applicable

*

** Percent change > 200%

- Nil

-- Amount too small to be expressed

SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
January 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
January 2012	718	94	500	0	76	2,277	8	138	3,811	
January 2011	786	154	114	2	0	971	0	0	2,027	
% Change	-8.7	-39.0	**	-100.0	n/a	134.5	n/a	n/a	88.0	
Year-to-date 2012	718	94	500	0	76	2,277	8	138	3,811	
Year-to-date 2011	786	154	114	2	0	971	0	0	2,027	
% Change	-8.7	-39.0	**	-100.0	n/a	134.5	n/a	n/a	88.0	
UNDER CONSTRUCTION										
January 2012	8,525	1,548	3,295	24	1,063	35,359	20	2,946	52,780	
January 2011	6,798	1,310	3,124	40	1,002	30,915	40	2,534	45,792	
% Change	25.4	18.2	5.5	-40.0	6.1	14.4	-50.0	16.3	15.3	
COMPLETIONS										
January 2012	1,040	250	438	0	34	1,106	4	765	3,637	
January 2011	686	68	157	4	177	1,615	0	25	2,732	
% Change	-51.6	**	179.0	-100.0	-80.8	-31.5	n/a	**	33.1	
Year-to-date 2012	1,040	250	438	0	34	1,106	4	765	3,637	
Year-to-date 2011	686	68	157	4	177	1,615	0	25	2,732	
% Change	51.6	**	179.0	-100.0	-80.8	-31.5	n/a	**	33.1	
COMPLETED & NOT ABSORBED										
January 2012	101	9	68	0	21	962	13	360	1,534	
January 2011	167	20	39	0	21	858	13	569	1,687	
% Change	-39.5	-55.0	74.4	n/a	0.0	12.1	0.0	-36.7	-9.1	
ABSORBED										
January 2012	1,027	266	431	0	23	992	4	390	3,133	
January 2011	700	71	162	3	174	1,226	0	52	2,388	
% Change	46.7	**	166.0	-100.0	-86.8	-19.1	n/a	**	31.2	
Year-to-date 2012	1,027	266	431	0	23	992	4	390	3,133	
Year-to-date 2011	700	71	162	3	174	1,226	0	52	2,388	
% Change	46.7	**	166.0	-100.0	-86.8	-19.1	n/a	**	31.2	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
January 2012

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
STARTS										
January 2012	78	0	24	0	0	0	0	0	102	
January 2011	50	0	0	0	0	0	0	0	50	
% Change	56.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	104.0	
Year-to-date 2012	78	0	24	0	0	0	0	0	102	
Year-to-date 2011	50	0	0	0	0	0	0	0	50	
% Change	56.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	104.0	
UNDER CONSTRUCTION										
January 2012	769	0	186	0	95	36	39	48	1,173	
January 2011	809	16	171	0	136	12	0	54	1,198	
% Change	-4.9	-100.0	8.8	n/a	-30.1	200.0	n/a	-17.1	-2.1	
COMPLETIONS										
January 2012	97	0	41	0	13	0	7	2	160	
January 2011	64	0	10	0	0	0	0	0	74	
% Change	51.6	n/a	+	n/a	n/a	n/a	n/a	n/a	116.2	
Year-to-date 2012	97	0	41	0	13	0	7	2	160	
Year-to-date 2011	64	0	10	0	0	0	0	0	74	
% Change	51.6	n/a	+	n/a	n/a	n/a	n/a	n/a	116.2	
COMPLETED & NOT ABSORBED										
January 2012	10	0	1	0	2	10	2	5	30	
January 2011	11	0	2	0	2	14	0	0	29	
% Change	-9.1	n/a	-50.0	n/a	0.0	-28.6	n/a	n/a	3.4	
ABSORBED										
January 2012	101	0	41	0	14	0	5	2	163	
January 2011	65	0	10	0	1	1	0	0	77	
% Change	55.4	n/a	+	n/a	+	-100.0	n/a	n/a	111.7	
Year-to-date 2012	101	0	41	0	14	0	5	2	163	
Year-to-date 2011	65	0	10	0	1	1	0	0	77	
% Change	55.4	n/a	+	n/a	+	-100.0	n/a	n/a	111.7	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table Ic: Housing Activity Summary of Greater Toronto Area

January 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
January 2012	739	94	549	0	76	2,277	8	138	3,881	
January 2011	811	150	114	2	0	971	0	0	2,048	
% Change	-8.9	-37.3	++	-100.0	n/a	134.5	n/a	n/a	89.5	
Year-to-date 2012	739	94	549	0	76	2,277	8	138	3,881	
Year-to-date 2011	811	150	114	2	0	971	0	0	2,048	
% Change	-8.9	-37.3	++	-100.0	n/a	134.5	n/a	n/a	89.5	
UNDER CONSTRUCTION										
January 2012	9,015	1,516	3,522	14	1,175	35,624	59	3,069	53,994	
January 2011	7,499	1,326	3,299	25	1,162	31,463	40	2,588	47,431	
% Change	20.2	14.3	6.8	-44.0	11	13.2	17.5	18.6	13.0	
COMPLETIONS										
January 2012	1,121	238	479	0	55	1,106	11	767	3,777	
January 2011	735	70	174	0	177	1,615	0	25	2,796	
% Change	52.5	++	175.3	n/a	-68.9	-31.5	n/a	++	35.1	
Year-to-date 2012	1,121	238	479	0	55	1,106	11	767	3,777	
Year-to-date 2011	735	70	174	0	177	1,615	0	25	2,796	
% Change	52.5	++	175.3	n/a	-68.9	-31.5	n/a	++	35.1	
COMPLETED & NOT ABSORBED										
January 2012	115	9	69	0	26	996	15	382	1,612	
January 2011	174	20	51	0	26	869	13	751	1,904	
% Change	-33.9	-55.0	35.3	n/a	0.0	14.6	15.4	-49.1	-15.3	
ABSORBED										
January 2012	1,110	254	472	0	45	1,002	9	392	3,284	
January 2011	752	73	184	0	175	1,226	0	52	2,462	
% Change	47.6	++	156.5	n/a	-74.3	-18.3	n/a	++	33.4	
Year-to-date 2012	1,110	254	472	0	45	1,002	9	392	3,284	
Year-to-date 2011	752	73	184	0	175	1,226	0	52	2,462	
% Change	47.6	++	156.5	n/a	-74.3	-18.3	n/a	++	33.4	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental	Total*		
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
STARTS										
Toronto City										
January 2012	82	2	32	0	68	1,133	0	138		
January 2011	30	6	12	0	0	713	0	0		
York Region										
January 2012	246	18	204	0	0	1,108	8	0		
January 2011	380	108	39	0	0	209	0	0		
Peel Region										
January 2012	204	66	151	0	0	0	0	0		
January 2011	215	34	50	2	0	49	0	0		
Halton Region										
January 2012	95	0	130	0	0	36	0	0		
January 2011	129	2	13	0	0	0	0	0		
Durham Region										
January 2012	112	8	32	0	8	0	0	0		
January 2011	57	0	0	0	0	0	0	0		
Toronto CMA										
January 2012	718	94	500	0	76	2,277	8	138		
January 2011	786	154	114	2	0	971	0	0		
Oshawa CMA										
January 2012	78	0	24	0	0	0	0	0		
January 2011	50	0	0	0	0	0	0	0		
Greater Toronto Area										
January 2012	739	94	549	0	76	2,277	8	138		
January 2011	811	150	114	2	0	971	0	0		

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
January 2012

	Ownership								Total*	
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apc. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
UNDER CONSTRUCTION										
Toronto City										
January 2012	1,173	104	956	0	122	27,950	0	2,656	32,961	
January 2011	1,003	128	1,150	0	88	25,402	20	2,508	30,328	
York Region										
January 2012	2,673	272	811	4	286	3,894	12	90	8,042	
January 2011	2,539	404	545	0	180	1,913	12	0	5,593	
Peel Region										
January 2012	2,488	938	832	10	407	2,485	8	200	7,368	
January 2011	2,240	558	530	25	525	2,884	8	26	6,796	
Halton Region										
January 2012	1,413	130	516	0	213	1,024	0	75	3,371	
January 2011	707	172	656	0	233	1,252	0	0	3,020	
Durham Region										
January 2012	1,268	72	407	0	147	271	39	48	2,252	
January 2011	1,010	64	418	0	136	12	0	54	1,694	
Toronto CMA										
January 2012	8,525	1,548	3,295	24	1,063	35,359	20	2,946	52,780	
January 2011	6,798	1,310	3,124	40	1,002	30,915	40	2,534	45,792	
Oshawa CMA										
January 2012	769	0	186	0	95	36	39	48	1,173	
January 2011	809	16	171	0	136	12	0	54	1,198	
Greater Toronto Area										
January 2012	9,015	1,516	3,522	14	1,175	35,624	59	3,069	53,994	
January 2011	7,499	1,326	3,299	25	1,162	31,463	40	2,588	47,431	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

January 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
Toronto City										
January 2012	89	148	193	0	21	946	0	683	2,085	
January 2011	52	0	5	0	65	1,561	0	0	1,683	
York Region										
January 2012	473	38	157	0	13	0	4	2	687	
January 2011	296	18	54	0	58	30	0	25	481	
Peel Region										
January 2012	270	30	6	0	0	0	0	0	306	
January 2011	185	32	79	0	54	24	0	0	374	
Halton Region										
January 2012	80	2	40	0	8	160	0	80	370	
January 2011	107	10	20	0	0	0	0	0	137	
Durham Region										
January 2012	209	20	78	0	13	0	7	2	329	
January 2011	95	10	16	0	0	0	0	0	121	
Toronto CMA										
January 2012	1,040	250	438	0	34	1,106	4	765	3,637	
January 2011	686	68	157	4	177	1,615	0	25	2,732	
Oshawa CMA										
January 2012	97	0	41	0	13	0	7	2	160	
January 2011	64	0	10	0	0	0	0	0	74	
Greater Toronto Area										
January 2012	1,121	238	479	0	55	1,106	11	767	3,777	
January 2011	735	70	174	0	177	1,615	0	25	2,796	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

January 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETED & NOT ABSORBED										
Toronto City										
January 2012	49	5	47	0	8	776	11	163	1,059	
January 2011	50	5	24	0	12	748	11	372	1,222	
York Region										
January 2012	13	0	13	0	11	111	2	0	150	
January 2011	14	11	8	0	2	39	2	0	76	
Peel Region										
January 2012	25	4	0	0	2	74	0	197	302	
January 2011	78	4	3	0	6	57	0	197	345	
Halton Region										
January 2012	12	0	2	0	3	25	0	17	59	
January 2011	16	0	12	0	3	11	0	182	224	
Durham Region										
January 2012	16	0	7	0	2	10	2	5	42	
January 2011	16	0	4	0	3	14	0	0	37	
Toronto CMA										
January 2012	101	9	68	0	21	962	13	360	1,534	
January 2011	167	20	39	0	21	858	13	569	1,687	
Oshawa CMA										
January 2012	10	0	1	0	2	10	2	5	30	
January 2011	11	0	2	0	2	14	0	0	29	
Greater Toronto Area										
January 2012	115	9	69	0	26	996	15	382	1,612	
January 2011	174	20	51	0	26	869	13	751	1,904	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
ABSORBED										
Toronto City										
January 2012	92	150	191	0	12	832	0	387	1,664	
January 2011	48	0	7	0	62	1,168	0	52	1,337	
York Region										
January 2012	472	38	153	0	11	0	4	3	681	
January 2011	303	18	54	0	58	33	0	0	466	
Peel Region										
January 2012	262	44	9	0	0	0	0	0	315	
January 2011	194	32	79	0	54	24	0	0	383	
Halton Region										
January 2012	75	2	40	0	8	170	0	0	295	
January 2011	112	10	28	0	0	0	0	0	150	
Durham Region										
January 2012	209	20	79	0	14	0	5	2	329	
January 2011	95	13	16	0	1	1	0	0	126	
Toronto CMA										
January 2012	1,027	266	431	0	23	992	4	390	3,133	
January 2011	700	71	162	3	174	1,226	0	52	2,388	
Oshawa CMA										
January 2012	101	0	41	0	14	0	5	2	163	
January 2011	65	0	10	0	1	1	0	0	77	
Greater Toronto Area										
January 2012	1,110	254	472	0	45	1,002	9	392	3,284	
January 2011	752	73	184	0	175	1,226	0	52	2,462	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA

2002 - 2011

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745	
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195	
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949	
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212	
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8	
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293	
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2	
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080	
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9	
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596	
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2	
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115	
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4	
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475	
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8	
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805	

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA

2002 - 2011

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	1,384	40	199	0	152	30	10	44	1,859	
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5	
2010	1,540	16	231	0	89	0	0	12	1,888	
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7	
2009	836	4	58	0	37	0	3	42	980	
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7	
2008	1,500	4	255	0	177	24	0	27	1,987	
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8	
2007	1,747	14	184	0	167	131	0	146	2,389	
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2	
2006	2,108	18	259	0	123	486	1	0	2,995	
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1	
2005	2,301	10	246	0	22	314	37	4	2,934	
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9	
2004	2,356	68	491	0	28	210	0	0	3,153	
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3	
2003	3,074	172	549	0	0	72	0	40	3,907	
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9	
2002	2,955	94	295	0	40	90	16	0	3,490	

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area

2002 - 2011

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260	
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341	
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945	
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702	
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6	
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159	
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7	
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512	
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5	
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258	
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1	
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226	
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7	
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062	
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2	
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032	

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Toronto City	82	30	2	6	100	0	1,271	725	1,455	761	91.2
Toronto	8	8	0	0	0	0	793	459	801	467	71.5
East York	5	0	0	0	0	0	0	0	5	0	n/a
Etobicoke	10	1	0	0	68	0	0	0	78	1	**
North York	16	10	0	2	32	0	478	0	526	12	**
Scarborough	42	11	2	4	0	0	0	266	44	281	-84.3
York	1	0	0	0	0	0	0	0	1	0	n/a
York Region	246	380	18	108	212	39	1,108	209	1,581	736	115.2
Aurora	10	14	0	0	0	0	0	0	10	14	-28.6
East Gwillimbury	0	4	0	14	0	5	0	0	0	0	-100.0
Georgina Township	12	12	0	0	0	0	0	0	12	12	0.0
King Township	22	7	0	0	0	0	0	0	22	7	**
Markham	39	98	18	8	135	7	1,108	0	1,300	113	**
Newmarket	59	0	0	0	60	0	0	0	119	0	n/a
Richmond Hill	52	58	0	4	0	6	0	0	52	68	-23.5
Vaughan	33	160	0	44	9	17	0	209	42	430	-90.2
Whitchurch-Stouffville	19	27	0	38	8	4	0	0	27	69	-60.9
Peel Region	204	217	56	34	151	50	0	49	121	350	20.3
Brampton	166	207	64	28	128	50	0	49	358	334	7.2
Caledon	31	4	2	6	23	0	0	0	56	10	**
Mississauga	7	6	0	0	0	0	0	0	7	6	16.7
Halton Region	95	129	0	2	130	13	36	0	261	144	81.3
Burlington	22	14	0	0	28	0	0	0	50	14	**
Halton Hills	5	5	0	2	0	0	0	0	5	7	-28.6
Milton	40	107	0	0	102	13	0	0	142	120	18.3
Oakville	28	3	0	0	0	0	36	0	64	3	**
Durham Region	112	57	8	0	40	0	0	0	160	57	180.7
Ajax	29	4	8	0	16	0	0	0	53	4	**
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	56	27	0	0	6	0	0	0	62	27	129.6
Oshawa	16	18	0	0	0	0	0	0	16	18	-11.1
Pickering	5	3	0	0	0	0	0	0	5	3	66.7
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	6	5	0	0	18	0	0	0	24	5	**
Remainder of Toronto CMA	79	39	0	4	2	0	0	0	82	43	90.7
Bradford West Gwillimbury	49	38	0	0	0	0	0	0	49	38	28.9
Town of Mono	4	1	0	0	0	0	0	0	4	1	**
New Tecumseth	20	0	0	4	0	0	0	0	20	4	**
Orangeville	6	0	0	0	3	0	0	0	9	0	n/a
Toronto CMA	718	788	94	154	584	102	2,415	983	3,811	2,027	88.0
Oshawa CMA	78	50	0	0	24	0	0	0	102	50	104.0
Greater Toronto Area (GTA)	739	813	94	150	633	102	2,415	983	3,881	2,048	89.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type

January - January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	
Toronto City	82	30	2	6	100	0	1,271	725	1,455	761	91.2
Toronto	8	8	0	0	0	0	793	459	801	467	71.5
East York	5	0	0	0	0	0	0	0	5	0	n/a
Etobicoke	10	1	0	0	68	0	0	0	78	1	**
North York	16	10	0	2	32	0	478	0	526	12	**
Scarborough	42	11	2	4	0	0	0	266	44	281	-84.3
York	1	0	0	0	0	0	0	0	1	0	n/a
York Region	246	380	18	100	212	39	1,108	209	1,584	736	115.2
Aurora	10	14	0	0	0	0	0	0	10	14	-28.6
East Gwillimbury	0	4	0	14	0	5	0	0	0	23	-100.0
Georgina Township	12	12	0	0	0	0	0	0	12	12	0.0
King Township	22	7	0	0	0	0	0	0	22	7	**
Markham	39	98	18	8	135	7	1,108	0	1,300	113	**
Newmarket	59	0	0	0	60	0	0	0	119	0	n/a
Richmond Hill	52	58	0	4	0	6	0	0	52	68	-23.5
Vaughan	33	160	0	44	9	17	0	209	42	430	-90.2
Whitchurch-Stouffville	19	27	0	38	8	4	0	0	27	69	-60.9
Peel Region	204	217	66	34	151	50	0	49	421	350	20.3
Brampton	166	207	64	28	128	50	0	49	358	334	7.2
Caledon	31	4	2	6	23	0	0	0	56	10	**
Mississauga	7	6	0	0	0	0	0	0	7	6	16.7
Halton Region	95	129	0	2	130	13	36	0	261	144	81.3
Burlington	22	14	0	0	28	0	0	0	50	14	**
Halton Hills	5	5	0	2	0	0	0	0	5	7	-28.6
Milton	40	107	0	0	102	13	0	0	142	120	18.3
Oakville	28	3	0	0	0	0	36	0	64	3	**
Durham Region	112	57	8	0	40	0	0	0	160	57	180.7
Ajax	29	4	8	0	16	0	0	0	53	4	**
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	56	27	0	0	6	0	0	0	62	27	129.6
Oshawa	16	18	0	0	0	0	0	0	16	18	-11.1
Pickering	5	3	0	0	0	0	0	0	5	3	66.7
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	6	5	0	0	18	0	0	0	0	0	**
Remainder of Toronto CMA	79	39	0	4	3	0	0	0	82	43	90.7
Bradford West Gwillimbury	49	38	0	0	0	0	0	0	49	38	28.9
Town of Mono	4	1	0	0	0	0	0	0	4	1	**
New Tecumseth	20	0	0	4	0	0	0	0	20	4	**
Orangeville	6	0	0	0	3	0	0	0	9	0	n/a
Toronto CMA	718	788	94	154	584	102	2,415	983	3,811	2,027	88.0
Oshawa CMA	78	50	0	0	24	0	0	0	102	50	104.0
Greater Toronto Area (GTA)	739	813	94	150	633	102	2,415	983	3,881	2,048	89.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Toronto City	100	0	0	0	1,133	725	138	0
Toronto	0	0	0	0	655	459	138	0
East York	0	0	0	0	0	0	0	0
Etobicoke	68	0	0	0	0	0	0	0
North York	32	0	0	0	478	0	0	0
Scarborough	0	0	0	0	0	266	0	0
York	0	0	0	0	0	0	0	0
York Region	204	39	8	0	1,108	209	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	5	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	135	7	0	0	1,108	0	0	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	0	6	0	0	0	0	0	0
Vaughan	9	17	0	0	0	209	0	0
Whitchurch-Stouffville	0	4	8	0	0	0	0	0
Peel Region	151	50	0	0	0	49	0	0
Brampton	128	50	0	0	0	49	0	0
Caledon	23	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	130	13	0	0	36	0	0	0
Burlington	28	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	102	13	0	0	0	0	0	0
Oakville	0	0	0	0	36	0	0	0
Durham Region	40	0	0	0	0	0	0	0
Ajax	16	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	18	0	0	0	0	0	0	0
Remainder of Toronto CMA	3	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	576	102	8	0	2,277	983	138	0
Oshawa CMA	24	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	625	102	8	0	2,277	983	138	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	100	0	0	0	1,133	725	138	0
Toronto	0	0	0	0	655	459	138	0
East York	0	0	0	0	0	0	0	0
Etobicoke	68	0	0	0	0	0	0	0
North York	32	0	0	0	478	0	0	0
Scarborough	0	0	0	0	0	266	0	0
York	0	0	0	0	0	0	0	0
York Region	204	39	6	0	1,108	209	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	5	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	135	7	0	0	1,108	0	0	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	0	6	0	0	0	0	0	0
Vaughan	9	17	0	0	0	209	0	0
Whitchurch-Stouffville	0	4	8	0	0	0	0	0
Peel Region	151	50	0	0	0	49	0	0
Brampton	128	50	0	0	0	49	0	0
Caledon	23	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	130	13	0	0	36	0	0	0
Burlington	28	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	102	13	0	0	0	0	0	0
Oakville	0	0	0	0	36	0	0	0
Durham Region	40	0	0	0	0	0	0	0
Ajax	16	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	18	0	0	0	0	0	0	0
Remainder of Toronto CMA	3	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	576	102	8	0	2,277	983	138	0
Oshawa CMA	24	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	625	102	8	0	2,277	983	138	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Toronto City	116	48	1,201	713	138	0	1,455	761
Toronto	8	8	655	459	138	0	801	467
East York	5	0	0	0	0	0	5	0
Etobicoke	10	1	68	0	0	0	0	1
North York	48	12	478	0	0	0	78	1
Scarborough	44	27	0	254	0	0	526	12
York	1	0	0	0	0	0	44	281
York Region	468	527	1,108	209	8	0	1,584	736
Aurora	10	14	0	0	0	0	10	14
East Gwillimbury	0	23	0	0	0	0	0	23
Georgina Township	12	12	0	0	0	0	12	12
King Township	22	7	0	0	0	0	22	7
Markham	192	113	1,108	0	0	0	1,300	113
Newmarket	119	0	0	0	0	0	119	0
Richmond Hill	52	68	0	0	0	0	52	68
Vaughan	42	221	0	209	0	0	42	430
Whitchurch-Stouffville	19	69	0	0	8	0	27	69
Peel Region	421	299	0	51	0	0	421	350
Brampton	358	285	0	49	0	0	358	334
Caledon	56	10	0	0	0	0	56	10
Mississauga	7	4	0	2	0	0	7	6
Halton Region	225	144	36	0	0	0	261	144
Burlington	50	14	0	0	0	0	50	14
Halton Hills	5	7	0	0	0	0	5	7
Milton	142	120	0	0	0	0	142	120
Oakville	28	3	36	0	0	0	64	3
Durham Region	152	57	8	0	0	0	160	57
Ajax	45	4	8	0	0	0	53	4
Brock	0	0	0	0	0	0	0	0
Clarington	62	27	0	0	0	0	62	27
Oshawa	16	18	0	0	0	0	16	18
Pickering	5	3	0	0	0	0	5	3
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	24	5	0	0	0	0	24	5
Remainder of Toronto CMA	82	43	0	0	0	0	82	43
Bradford West Gwillimbury	49	38	0	0	0	0	49	38
Town of Mono	4	1	0	0	0	0	4	1
New Tecumseth	20	4	0	0	0	0	20	4
Orangeville	9	0	0	0	0	0	9	0
Toronto CMA	1,312	1,054	2,353	973	146	0	3,881	2,027
Oshawa CMA	102	50	0	0	0	0	102	50
Greater Toronto Area (GTA)	1,382	1,075	2,353	973	146	0	3,881	2,048

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market

January - January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	116	48	1,201	713	138	0	1,455	761
Toronto	8	8	655	459	138	0	801	467
East York	5	0	0	0	0	0	5	0
Etobicoke	10	1	68	0	0	0	78	1
North York	48	12	478	0	0	0	526	12
Scarborough	44	27	0	254	0	0	44	281
York	1	0	0	0	0	0	1	0
York Region	468	527	108	209	8	0	1,594	736
Aurora	10	14	0	0	0	0	10	14
East Gwillimbury	0	23	0	0	0	0	0	23
Georgina Township	12	12	0	0	0	0	12	12
King Township	22	7	0	0	0	0	22	7
Markham	192	113	1,108	0	0	0	1,300	113
Newmarket	119	0	0	0	0	0	119	0
Richmond Hill	52	68	0	0	0	0	52	68
Vaughan	42	221	0	209	0	0	42	430
Whitchurch-Stouffville	19	69	0	0	8	0	27	69
Peel Region	421	299	0	51	0	0	421	350
Brampton	358	285	0	49	0	0	358	334
Caledon	56	10	0	0	0	0	56	10
Mississauga	7	4	0	2	0	0	7	6
Halton Region	225	144	36	0	0	0	261	144
Burlington	50	14	0	0	0	0	50	14
Halton Hills	5	7	0	0	0	0	5	7
Milton	142	120	0	0	0	0	142	120
Oakville	28	3	36	0	0	0	64	3
Durham Region	152	57	8	0	0	0	160	57
Ajax	45	4	8	0	0	0	53	4
Brock	0	0	0	0	0	0	0	0
Clarington	62	27	0	0	0	0	62	27
Oshawa	16	18	0	0	0	0	16	18
Pickering	5	3	0	0	0	0	5	3
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	24	5	0	0	0	0	24	5
Remainder of Toronto CMA	82	43	0	0	0	0	82	43
Bradford West Gwillimbury	49	38	0	0	0	0	49	38
Town of Mono	4	1	0	0	0	0	4	1
New Tecumseth	20	4	0	0	0	0	20	4
Orangeville	9	0	0	0	0	0	9	0
Toronto CMA	1,312	1,054	2,353	973	146	0	3,811	2,027
Oshawa CMA	102	50	0	0	0	0	102	50
Greater Toronto Area (GTA)	1,382	1,075	2,353	973	146	0	3,881	2,048

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		X Change
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	
Toronto City	89	52	148	0	208	70	1,640	1,561	2,085	1,683	23.9
Toronto	8	4	0	0	9	5	1,437	1,100	1,454	1,109	31.1
East York	5	5	0	0	0	0	0	0	5	5	0.0
Etobicoke	10	9	2	0	0	0	0	0	12	9	33.3
North York	63	15	144	0	190	16	203	461	600	492	22.0
Scarborough	1	18	2	0	9	49	0	0	12	67	-82.1
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	473	296	381	18	174	112	2	55	687	481	42.6
Aurora	4	10	0	0	0	0	0	0	4	10	-60.0
East Gwillimbury	7	16	4	0	0	4	0	0	11	20	-45.0
Georgina Township	19	11	0	0	0	11	0	0	19	22	-13.6
King Township	6	0	0	0	0	0	0	0	6	0	n/a
Markham	250	23	24	16	88	0	2	0	364	39	**
Newmarket	19	18	4	0	0	0	0	0	23	18	27.8
Richmond Hill	39	91	0	0	25	36	0	25	64	152	-57.9
Vaughan	82	112	6	2	16	61	0	30	104	205	-49.3
Whitchurch-Stouffville	47	15	0	0	45	0	0	0	92	15	**
Peel Region	270	185	30	32	6	133	0	24	306	374	-18.2
Brampton	237	159	8	6	0	117	0	24	245	306	-19.9
Caledon	25	20	0	8	6	0	0	0	31	28	10.7
Mississauga	8	6	22	18	0	16	0	0	30	40	-25.0
Halton Region	80	107	2	10	48	20	240	0	370	137	170.1
Burlington	35	22	0	2	8	10	0	0	43	34	26.5
Halton Hills	7	7	0	0	0	0	0	0	7	7	0.0
Milton	0	54	2	8	40	0	240	0	282	62	**
Oakville	38	24	0	0	0	10	0	0	38	34	11.8
Durham Region	209	95	20	10	98	16	2	0	329	121	171.9
Ajax	54	24	20	10	25	6	0	0	99	40	147.5
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	30	23	0	0	18	0	0	0	48	23	108.7
Oshawa	23	34	0	0	14	0	2	0	39	34	14.7
Pickering	55	4	0	0	12	0	0	0	67	4	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	3	1	0	0	0	0	0	0	3	1	200.0
Whitby	44	7	0	0	29	10	0	0	73	17	**
Remainder of Toronto CMA	51	43	12	0	0	3	0	0	63	46	37.0
Bradford West Gwillimbury	24	31	12	0	0	0	0	0	36	31	16.1
Town of Mono	0	4	0	0	0	0	0	0	0	4	-100.0
New Tecumseth	27	3	0	0	0	0	0	0	27	3	**
Orangeville	0	5	0	0	0	3	0	0	0	8	-100.0
Toronto CMA	1,040	690	250	68	465	334	1,882	1,640	3,637	2,732	33.1
Oshawa CMA	97	64	0	0	61	10	2	0	160	74	116.2
Greater Toronto Area (GTA)	1,121	735	238	70	534	351	1,884	1,640	3,777	2,796	35.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	89	52	148	0	208	70	1,640	1,561	2,085	1,683	23.9
Toronto	8	4	0	0	9	5	1,437	1,100	1,454	1,109	31.1
East York	5	5	0	0	0	0	0	0	5	5	0.0
Etobicoke	10	9	2	0	0	0	0	0	12	9	33.3
North York	63	15	144	0	190	16	203	461	600	492	22.0
Scarborough	1	18	2	0	9	49	0	0	12	67	-82.1
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	473	296	38	18	174	112	2	55	687	481	-42.8
Aurora	4	10	0	0	0	0	0	0	4	10	-60.0
East Gwillimbury	7	16	4	0	0	4	0	0	11	20	-45.0
Georgina Township	19	11	0	0	0	11	0	0	19	22	-13.6
King Township	6	0	0	0	0	0	0	0	6	0	n/a
Markham	250	23	24	16	88	0	2	0	364	39	**
Newmarket	19	18	4	0	0	0	0	0	23	18	27.8
Richmond Hill	39	91	0	0	25	36	0	25	64	152	-57.9
Vaughan	82	112	6	2	16	61	0	30	104	205	-49.3
Whitchurch-Stouffville	47	15	0	0	45	0	0	0	92	15	**
Peel Region	270	185	30	32	6	133	0	24	306	374	-18.2
Brampton	237	159	8	6	0	117	0	24	245	306	-19.9
Caledon	25	20	0	8	6	0	0	0	31	28	10.7
Mississauga	8	6	22	18	0	16	0	0	30	40	-25.0
Halton Region	80	107	2	10	48	20	240	0	370	137	170.1
Burlington	35	22	0	2	8	10	0	0	43	34	26.5
Halton Hills	7	7	0	0	0	0	0	0	7	7	0.0
Milton	0	54	2	8	40	0	240	0	282	62	**
Oakville	38	24	0	0	0	10	0	0	38	34	11.8
Durham Region	209	95	20	10	98	16	2	0	329	121	171.9
Ajax	54	24	20	10	25	6	0	0	99	40	147.5
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	30	23	0	0	18	0	0	0	48	23	108.7
Oshawa	23	34	0	0	14	0	2	0	39	34	14.7
Pickering	55	4	0	0	12	0	0	0	67	4	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	3	1	0	0	0	0	0	0	3	1	200.0
Whitby	44	7	0	0	29	10	0	0	73	17	**
Remainder of Toronto CMA	51	43	12	0	0	3	0	0	63	46	37.0
Bradford West Gwillimbury	24	31	12	0	0	0	0	0	36	31	16.1
Town of Mono	0	4	0	0	0	0	0	0	0	4	-100.0
New Tecumseth	27	3	0	0	0	0	0	0	27	3	**
Orangeville	0	5	0	0	0	3	0	0	0	8	-100.0
Toronto CMA	1,040	690	250	68	465	334	1,882	1,640	3,637	2,732	33.1
Oshawa CMA	97	64	0	0	61	10	2	0	160	74	116.2
Greater Toronto Area (GTA)	1,121	735	238	70	534	351	1,884	1,640	3,777	2,796	35.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Toronto City	208	70	0	0	957	1,561	683	0
Toronto	9	5	0	0	754	1,100	683	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	190	16	0	0	203	461	0	0
Scarborough	9	49	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	170	112	4	0	0	30	2	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	88	0	0	0	0	0	2	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	25	36	0	0	0	0	0	25
Vaughan	16	61	0	0	0	30	0	0
Whitchurch-Stouffville	41	0	4	0	0	0	0	0
Peel Region	6	133	0	0	0	24	0	0
Brampton	0	117	0	0	0	24	0	0
Caledon	6	0	0	0	0	0	0	0
Mississauga	0	16	0	0	0	0	0	0
Halton Region	48	20	0	0	160	0	80	0
Burlington	8	10	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	0	0	0	160	0	80	0
Oakville	0	10	0	0	0	0	0	0
Durham Region	91	16	7	0	0	0	2	0
Ajax	25	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	18	0	0	0	0	0	0	0
Oshawa	7	0	7	0	0	0	0	0
Pickering	12	0	0	0	0	0	2	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	29	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	461	334	4	0	1,117	1,615	765	25
Oshawa CMA	54	10	7	0	0	0	2	0
Greater Toronto Area (GTA)	523	351	11	0	1,117	1,615	767	25

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	208	70	0	0	957	1,561	683	0
Toronto	9	5	0	0	754	1,100	683	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	190	16	0	0	203	461	0	0
Scarborough	9	49	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	170	112	4	0	0	30	2	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	88	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	2	0
Richmond Hill	25	36	0	0	0	0	0	0
Vaughan	16	61	0	0	0	30	0	25
Whitchurch-Stouffville	41	0	4	0	0	0	0	0
Peel Region	6	133	0	0	0	24	0	0
Brampton	0	117	0	0	0	24	0	0
Caledon	6	0	0	0	0	0	0	0
Mississauga	0	16	0	0	0	0	0	0
Halton Region	48	20	0	0	160	0	80	0
Burlington	8	10	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	0	0	0	160	0	80	0
Oakville	0	10	0	0	0	0	0	0
Durham Region	91	16	7	0	0	0	2	0
Ajax	25	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	18	0	0	0	0	0	0	0
Oshawa	7	0	7	0	0	0	2	0
Pickering	12	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	29	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	461	334	4	0	1,117	1,615	765	25
Oshawa CMA	54	10	7	0	0	0	2	0
Greater Toronto Area (GTA)	523	351	11	0	1,117	1,615	767	25

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Toronto City	435	57	967	1,626	683	0	2,085	1,683
Toronto	17	9	754	1,100	683	0	1,454	1,109
East York	5	5	0	0	0	0	5	5
Etobicoke	12	9	0	0	0	0	12	9
North York	396	15	204	477	0	0	600	492
Scarborough	3	18	9	49	0	0	12	67
York	2	1	0	0	0	0	2	1
York Region	568	368	13	88	6	25	687	481
Aurora	4	10	0	0	0	0	4	10
East Gwillimbury	11	20	0	0	0	0	11	20
Georgina Township	19	22	0	0	0	0	19	22
King Township	6	0	0	0	0	0	6	0
Markham	362	39	0	0	2	0	364	39
Newmarket	23	18	0	0	0	0	23	18
Richmond Hill	51	106	13	21	0	25	64	152
Vaughan	104	138	0	67	0	0	104	205
Whitchurch-Stouffville	88	15	0	0	4	0	92	15
Peel Region	306	296	0	78	0	0	306	374
Brampton	245	228	0	78	0	0	245	306
Caledon	31	28	0	0	0	0	31	28
Mississauga	30	40	0	0	0	0	30	40
Halton Region	122	137	168	0	80	0	370	137
Burlington	35	34	8	0	0	0	43	34
Halton Hills	7	7	0	0	0	0	7	7
Milton	42	62	160	0	80	0	282	62
Oakville	38	34	0	0	0	0	38	34
Durham Region	307	121	13	0	9	0	329	121
Ajax	99	40	0	0	0	0	99	40
Brock	0	0	0	0	0	0	0	0
Clarington	42	23	6	0	0	0	48	23
Oshawa	23	34	7	0	9	0	39	34
Pickering	67	4	0	0	0	0	67	4
Scugog	0	2	0	0	0	0	0	2
Uxbridge	3	1	0	0	0	0	3	1
Whitby	73	17	0	0	0	0	73	17
Remainder of Toronto CMA	63	42	0	4	0	0	63	46
Bradford West Gwillimbury	36	31	0	0	0	0	36	31
Town of Mono	0	3	0	1	0	0	0	4
New Tecumseth	27	0	0	3	0	0	27	3
Orangeville	0	8	0	0	0	0	0	8
Toronto CMA	1,728	911	1,140	1,796	769	25	3,637	2,732
Oshawa CMA	138	74	13	0	9	0	160	74
Greater Toronto Area (GTA)	1,838	979	1,161	1,792	778	25	3,777	2,796

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	435	57	967	1,626	683	0	2,085	1,683
Toronto	17	9	754	1,100	683	0	1,454	1,109
East York	5	5	0	0	0	0	5	5
Etobicoke	12	9	0	0	0	0	12	9
North York	396	15	204	477	0	0	600	492
Scarborough	3	18	9	49	0	0	12	67
York	2	1	0	0	0	0	2	1
York Region	668	368	13	88	6	25	687	481
Aurora	4	10	0	0	0	0	4	10
East Gwillimbury	11	20	0	0	0	0	11	20
Georgina Township	19	22	0	0	0	0	19	22
King Township	6	0	0	0	0	0	6	0
Markham	362	39	0	0	2	0	364	39
Newmarket	23	18	0	0	0	0	23	18
Richmond Hill	51	106	13	21	0	25	64	152
Vaughan	104	138	0	67	0	0	104	205
Whitchurch-Stouffville	88	15	0	0	4	0	92	15
Peel Region	306	296	0	70	0	0	306	324
Brampton	245	228	0	78	0	0	245	306
Caledon	31	28	0	0	0	0	31	28
Mississauga	30	40	0	0	0	0	30	40
Halton Region	122	137	168	0	80	0	370	137
Burlington	35	34	8	0	0	0	43	34
Halton Hills	7	7	0	0	0	0	7	7
Milton	42	62	160	0	80	0	282	62
Oakville	38	34	0	0	0	0	38	34
Durham Region	307	121	13	0	9	0	329	121
Ajax	99	40	0	0	0	0	99	40
Brock	0	0	0	0	0	0	0	0
Clarington	42	23	6	0	0	0	48	23
Oshawa	23	34	7	0	9	0	39	34
Pickering	67	4	0	0	0	0	67	4
Scugog	0	2	0	0	0	0	0	2
Uxbridge	3	1	0	0	0	0	3	1
Whitby	73	17	0	0	0	0	73	17
Remainder of Toronto CMA	63	42	0	4	0	0	63	46
Bradford West Gwillimbury	36	31	0	0	0	0	36	31
Town of Mono	0	3	0	1	0	0	0	4
New Tecumseth	27	0	0	3	0	0	27	3
Orangeville	0	8	0	0	0	0	0	8
Toronto CMA	1,728	911	1,140	1,796	769	25	3,637	2,732
Oshawa CMA	138	74	13	0	9	0	160	74
Greater Toronto Area (GTA)	1,838	979	1,161	1,792	778	25	3,777	2,796

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

January 2012

Price Ranges

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Toronto City																
January 2012	3	3.3	23	25.0	7	7.6	13	14.1	46	50.0	92	824,800	976,437			
January 2011	6	12.5	2	4.2	7	14.6	3	6.3	30	62.5	48	1,200,000	1,217,286			
Year-to-date 2012	3	3.3	23	25.0	7	7.6	13	14.1	46	50.0	92	824,800	976,437			
Year-to-date 2011	6	12.5	2	4.2	7	14.6	3	6.3	30	62.5	48	1,200,000	1,217,286			
Toronto																
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
January 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
East York																
January 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--			
January 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--			
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--			
Year-to-date 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--			
Etobicoke																
January 2012	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	1,449,800	1,254,962			
January 2011	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,464,850	1,604,509			
Year-to-date 2012	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	1,449,800	1,254,962			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,464,850	1,604,509			
North York																
January 2012	3	4.8	22	34.9	5	7.9	8	12.7	25	39.7	63	730,990	864,402			
January 2011	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,440,899	1,540,549			
Year-to-date 2012	3	4.8	22	34.9	5	7.9	8	12.7	25	39.7	63	730,990	864,402			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,440,899	1,540,549			
Scarborough																
January 2012	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--			
January 2011	6	42.9	2	14.3	6	42.9	0	0.0	0	0.0	14	509,990	482,679			
Year-to-date 2012	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--			
Year-to-date 2011	6	42.9	2	14.3	6	42.9	0	0.0	0	0.0	14	509,990	482,679			
York																
January 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--			
January 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--			
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
York Region																
January 2012	88	18.8	130	27.7	142	30.3	68	14.5	41	8.7	469	561,990	583,824			
January 2011	21	7.0	54	17.9	127	42.2	45	15.0	54	17.9	301	602,900	657,533			
Year-to-date 2012	88	18.8	130	27.7	142	30.3	68	14.5	41	8.7	469	561,990	583,824			
Year-to-date 2011	21	7.0	54	17.9	127	42.2	45	15.0	54	17.9	301	602,900	657,533			
Aurora																
January 2012	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	--	--			
January 2011	0	0.0	3	21.4	9	64.3	1	7.1	1	7.1	14	581,990	611,116			
Year-to-date 2012	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	--	--			
Year-to-date 2011	0	0.0	3	21.4	9	64.3	1	7.1	1	7.1	14	581,990	611,116			
East Gwillimbury																
January 2012	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--			
January 2011	5	31.3	3	18.8	8	50.0	0	0.0	0	0.0	16	547,490	512,549			
Year-to-date 2012	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--			
Year-to-date 2011	5	31.3	3	18.8	8	50.0	0	0.0	0	0.0	16	547,490	512,549			
Georgina Township																
January 2012	18	94.7	0	0.0	0	0.0	0	0.0	1	5.3	19	305,990	368,833			
January 2011	10	90.9	0	0.0	1	9.1	0	0.0	0	0.0	11	324,990	360,535			
Year-to-date 2012	18	94.7	0	0.0	0	0.0	0	0.0	1	5.3	19	305,990	368,833			
Year-to-date 2011	10	90.9	0	0.0	1	9.1	0	0.0	0	0.0	11	324,990	360,535			
King Township																
January 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--			
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Markham																
January 2012	43	17.5	96	39.0	89	36.2	13	5.3	5	2.0	246	535,490	543,378			
January 2011	0	0.0	1	4.3	13	56.5	7	30.4	2	8.7	23	596,990	674,791			
Year-to-date 2012	43	17.5	96	39.0	89	36.2	13	5.3	5	2.0	246	535,490	543,378			
Year-to-date 2011	0	0.0	1	4.3	13	56.5	7	30.4	2	8.7	23	596,990	674,791			
Newmarket																
January 2012	7	36.8	3	15.8	9	47.4	0	0.0	0	0.0	19	546,900	516,486			
January 2011	4	22.2	8	44.4	6	33.3	0	0.0	0	0.0	18	527,400	522,137			
Year-to-date 2012	7	36.8	3	15.8	9	47.4	0	0.0	0	0.0	19	546,900	516,486			
Year-to-date 2011	4	22.2	8	44.4	6	33.3	0	0.0	0	0.0	18	527,400	522,137			
Richmond Hill																
January 2012	0	0.0	2	5.4	10	27.0	21	56.8	4	10.8	37	659,990	694,017			
January 2011	0	0.0	4	4.5	42	47.2	21	23.6	22	24.7	89	647,900	709,811			
Year-to-date 2012	0	0.0	2	5.4	10	27.0	21	56.8	4	10.8	37	659,990	694,017			
Year-to-date 2011	0	0.0	4	4.5	42	47.2	21	23.6	22	24.7	89	647,900	709,811			
Vaughan																
January 2012	0	0.0	5	6.1	24	29.3	31	37.8	22	26.8	82	711,900	726,925			
January 2011	0	0.0	23	20.2	47	41.2	15	13.2	29	25.4	114	614,945	710,883			
Year-to-date 2012	0	0.0	5	6.1	24	29.3	31	37.8	22	26.8	82	711,900	726,925			
Year-to-date 2011	0	0.0	23	20.2	47	41.2	15	13.2	29	25.4	114	614,945	710,883			
Whitchurch-Stouffville																
January 2012	13	27.1	23	47.9	9	18.8	1	2.1	2	4.2	48	506,945	513,522			
January 2011	2	12.5	12	75.0	1	6.3	1	6.3	0	0.0	16	499,990	503,908			
Year-to-date 2012	13	27.1	23	47.9	9	18.8	1	2.1	2	4.2	48	506,945	513,522			
Year-to-date 2011	2	12.5	12	75.0	1	6.3	1	6.3	0	0.0	16	499,990	503,908			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Peel Region																
January 2012	40	15.3	63	24.0	105	40.1	45	17.2	9	3.4	262	572,945	575,960			
January 2011	54	27.8	59	30.4	44	22.7	34	17.5	3	1.5	194	518,400	531,710			
Year-to-date 2012	40	15.3	63	24.0	105	40.1	45	17.2	9	3.4	262	572,945	575,960			
Year-to-date 2011	54	27.8	59	30.4	44	22.7	34	17.5	3	1.5	194	518,400	531,710			
Brampton																
January 2012	40	17.5	58	25.3	87	38.0	40	17.5	4	1.7	229	568,900	562,898			
January 2011	52	31.0	42	25.0	40	23.8	34	20.2	0	0.0	168	519,990	529,067			
Year-to-date 2012	40	17.5	58	25.3	87	38.0	40	17.5	4	1.7	229	568,900	562,898			
Year-to-date 2011	52	31.0	42	25.0	40	23.8	34	20.2	0	0.0	168	519,990	529,067			
Caledon																
January 2012	0	0.0	5	20.0	15	60.0	5	20.0	0	0.0	25	619,990	609,808			
January 2011	1	5.0	15	75.0	3	15.0	0	0.0	1	5.0	20	489,945	522,844			
Year-to-date 2012	0	0.0	5	20.0	15	60.0	5	20.0	0	0.0	25	619,990	609,808			
Year-to-date 2011	1	5.0	15	75.0	3	15.0	0	0.0	1	5.0	20	489,945	522,844			
Mississauga																
January 2012	0	0.0	0	0.0	3	37.5	0	0.0	5	62.5	8	--	--			
January 2011	1	16.7	2	33.3	1	16.7	0	0.0	2	33.3	6	--	--			
Year-to-date 2012	0	0.0	0	0.0	3	37.5	0	0.0	5	62.5	8	--	--			
Year-to-date 2011	1	16.7	2	33.3	1	16.7	0	0.0	2	33.3	6	--	--			
Halton Region																
January 2012	9	12.0	23	30.7	15	20.0	7	9.3	21	28.0	75	603,990	833,770			
January 2011	35	31.3	48	42.9	8	7.1	7	6.3	14	12.5	112	480,900	732,246			
Year-to-date 2012	9	12.0	23	30.7	15	20.0	7	9.3	21	28.0	75	603,990	833,770			
Year-to-date 2011	35	31.3	48	42.9	8	7.1	7	6.3	14	12.5	112	480,900	732,246			
Burlington																
January 2012	9	27.3	11	33.3	12	36.4	0	0.0	1	3.0	33	503,990	536,930			
January 2011	4	17.4	15	65.2	0	0.0	0	0.0	4	17.4	23	506,990	1,075,035			
Year-to-date 2012	9	27.3	11	33.3	12	36.4	0	0.0	1	3.0	33	503,990	536,930			
Year-to-date 2011	4	17.4	15	65.2	0	0.0	0	0.0	4	17.4	23	506,990	1,075,035			
Halton Hills																
January 2012	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--			
January 2011	1	14.3	1	14.3	1	14.3	0	0.0	4	57.1	7	--	--			
Year-to-date 2012	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--			
Year-to-date 2011	1	14.3	1	14.3	1	14.3	0	0.0	4	57.1	7	--	--			
Milton																
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2011	28	51.9	25	46.3	0	0.0	0	0.0	1	1.9	54	435,400	448,402			
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	28	51.9	25	46.3	0	0.0	0	0.0	1	1.9	54	435,400	448,402			
Oakville																
January 2012	0	0.0	12	34.3	2	5.7	5	14.3	16	45.7	35	650,000	1,112,808			
January 2011	2	7.1	7	25.0	7	25.0	7	25.0	5	17.9	28	617,990	704,378			
Year-to-date 2012	0	0.0	12	34.3	2	5.7	5	14.3	16	45.7	35	650,000	1,112,808			
Year-to-date 2011	2	7.1	7	25.0	7	25.0	7	25.0	5	17.9	28	617,990	704,378			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

January 2012

Price Ranges

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Durham Region																
January 2012	98	47.3	57	27.5	34	16.4	9	4.3	9	4.3	207	457,900	469,202			
January 2011	61	64.2	16	16.8	14	14.7	4	4.2	0	0.0	95	380,000	407,361			
Year-to-date 2012	98	47.3	57	27.5	34	16.4	9	4.3	9	4.3	207	457,900	469,202			
Year-to-date 2011	61	64.2	16	16.8	14	14.7	4	4.2	0	0.0	95	380,000	407,361			
Ajax																
January 2012	9	18.0	11	22.0	18	36.0	8	16.0	4	8.0	50	581,050	580,180			
January 2011	3	12.0	11	44.0	10	40.0	1	4.0	0	0.0	25	541,100	527,090			
Year-to-date 2012	9	18.0	11	22.0	18	36.0	8	16.0	4	8.0	50	581,050	580,180			
Year-to-date 2011	3	12.0	11	44.0	10	40.0	1	4.0	0	0.0	25	541,100	527,090			
Brock																
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
Clarington																
January 2012	26	81.3	3	9.4	1	3.1	0	0.0	2	6.3	32	340,900	384,250			
January 2011	22	91.7	2	8.3	0	0.0	0	0.0	0	0.0	24	321,490	333,531			
Year-to-date 2012	26	81.3	3	9.4	1	3.1	0	0.0	2	6.3	32	340,900	384,250			
Year-to-date 2011	22	91.7	2	8.3	0	0.0	0	0.0	0	0.0	24	321,490	333,531			
Oshawa																
January 2012	18	75.0	5	20.8	0	0.0	0	0.0	1	4.2	24	369,990	389,747			
January 2011	31	93.9	2	6.1	0	0.0	0	0.0	0	0.0	33	314,990	332,637			
Year-to-date 2012	18	75.0	5	20.8	0	0.0	0	0.0	1	4.2	24	369,990	389,747			
Year-to-date 2011	31	93.9	2	6.1	0	0.0	0	0.0	0	0.0	33	314,990	332,637			
Pickering																
January 2012	18	32.7	27	49.1	10	18.2	0	0.0	0	0.0	55	484,440	478,860			
January 2011	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	—	—			
Year-to-date 2012	18	32.7	27	49.1	10	18.2	0	0.0	0	0.0	55	484,440	478,860			
Year-to-date 2011	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	—	—			
Scugog																
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—			
Uxbridge																
January 2012	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	—	—			
January 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	—	—			
Year-to-date 2012	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	—	—			
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	—	—			
Whitby																
January 2012	26	60.5	10	23.3	5	11.6	1	2.3	1	2.3	43	406,900	431,218			
January 2011	4	50.0	1	12.5	1	12.5	2	25.0	0	0.0	8	—	—			
Year-to-date 2012	26	60.5	10	23.3	5	11.6	1	2.3	1	2.3	43	406,900	431,218			
Year-to-date 2011	4	50.0	1	12.5	1	12.5	2	25.0	0	0.0	8	—	—			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Remainder of Toronto CMA																
January 2012	44	86.3	7	13.7	0	0.0	0	0.0	0	0.0	51	378,990	365,676			
January 2011	32	82.1	7	17.9	0	0.0	0	0.0	0	0.0	39	398,990	403,758			
Year-to-date 2012	44	86.3	7	13.7	0	0.0	0	0.0	0	0.0	51	378,990	365,676			
Year-to-date 2011	32	82.1	7	17.9	0	0.0	0	0.0	0	0.0	39	398,990	403,758			
Bradford West Gwillimbury																
January 2012	17	70.8	7	29.2	0	0.0	0	0.0	0	0.0	24	424,990	431,365			
January 2011	24	77.4	7	22.6	0	0.0	0	0.0	0	0.0	31	401,990	420,020			
Year-to-date 2012	17	70.8	7	29.2	0	0.0	0	0.0	0	0.0	24	424,990	431,365			
Year-to-date 2011	24	77.4	7	22.6	0	0.0	0	0.0	0	0.0	31	401,990	420,020			
Town of Mono																
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
New Tecumseth																
January 2012	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	304,990	307,286			
January 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--			
Year-to-date 2012	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	304,990	307,286			
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--			
Orangeville																
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
January 2011	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--			
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2011	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--			
Toronto CMA																
January 2012	203	19.8	274	26.8	285	27.8	141	13.8	121	11.8	1,024	561,990	620,062			
January 2011	148	21.1	166	23.7	199	28.4	91	13.0	97	13.8	701	567,990	639,706			
Year-to-date 2012	203	19.8	274	26.8	285	27.8	141	13.8	121	11.8	1,024	561,990	620,062			
Year-to-date 2011	148	21.1	166	23.7	199	28.4	91	13.0	97	13.8	701	567,990	639,706			
Oshawa CMA																
January 2012	70	70.7	18	18.2	6	6.1	1	1.0	4	4.0	99	382,990	405,983			
January 2011	57	87.7	5	7.7	1	1.5	2	3.1	0	0.0	65	331,900	350,716			
Year-to-date 2012	70	70.7	18	18.2	6	6.1	1	1.0	4	4.0	99	382,990	405,983			
Year-to-date 2011	57	87.7	5	7.7	1	1.5	2	3.1	0	0.0	65	331,900	350,716			
Greater Toronto Area																
January 2012	238	21.5	296	26.8	303	27.4	142	12.9	126	11.4	1,105	557,990	610,140			
January 2011	177	23.6	179	23.9	200	26.7	93	12.4	101	13.5	750	560,900	640,279			
Year-to-date 2012	238	21.5	296	26.8	303	27.4	142	12.9	126	11.4	1,105	557,990	610,140			
Year-to-date 2011	177	23.6	179	23.9	200	26.7	93	12.4	101	13.5	750	560,900	640,279			

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2012

Submarket	Jan 2012	Jan 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	976,437	1,217,286	-19.8	976,437	1,217,286	-19.8
Toronto	—	—	n/a	—	—	n/a
East York	—	—	n/a	—	—	n/a
Etobicoke	1,254,962	1,604,509	-21.8	1,254,962	1,604,509	-21.8
North York	864,402	1,540,549	-43.9	864,402	1,540,549	-43.9
Scarborough	—	482,679	n/a	—	482,679	n/a
York	—	—	n/a	—	—	n/a
York Region	583,824	657,533	-11.2	583,824	657,533	-11.2
Aurora	—	611,116	n/a	—	611,116	n/a
East Gwillimbury	—	512,549	n/a	—	512,549	n/a
Georgina Township	368,833	360,535	2.3	368,833	360,535	2.3
King Township	—	—	n/a	—	—	n/a
Markham	543,378	674,791	-19.5	543,378	674,791	-19.5
Newmarket	516,486	522,137	-1.1	516,486	522,137	-1.1
Richmond Hill	694,017	709,811	-2.2	694,017	709,811	-2.2
Vaughan	726,925	710,883	2.3	726,925	710,883	2.3
Whitchurch-Stouffville	513,522	503,908	1.9	513,522	503,908	1.9
Peel Region	575,960	531,710	8.3	575,960	531,710	8.3
Brampton	562,898	529,067	6.4	562,898	529,067	6.4
Caledon	609,808	522,844	16.6	609,808	522,844	16.6
Mississauga	—	—	n/a	—	—	n/a
Halton Region	833,770	732,246	13.9	833,770	732,246	13.9
Burlington	536,930	1,075,035	-50.1	536,930	1,075,035	-50.1
Halton Hills	—	—	n/a	—	—	n/a
Milton	—	448,402	n/a	—	448,402	n/a
Oakville	1,112,808	704,378	58.0	1,112,808	704,378	58.0
Durham Region	469,202	407,361	15.2	469,202	407,361	15.2
Ajax	580,180	527,090	10.1	580,180	527,090	10.1
Brock	—	—	n/a	—	—	n/a
Clarington	384,250	333,531	15.2	384,250	333,531	15.2
Oshawa	389,747	332,637	17.2	389,747	332,637	17.2
Pickering	478,860	—	n/a	478,860	—	n/a
Scugog	—	—	n/a	—	—	n/a
Uxbridge	—	—	n/a	—	—	n/a
Whitby	431,218	—	n/a	431,218	—	n/a
Remainder of Toronto CMA	365,676	403,758	-9.4	365,676	403,758	-9.4
Bradford West Gwillimbury	431,365	420,020	2.7	431,365	420,020	2.7
Town of Mono	—	—	n/a	—	—	n/a
New Tecumseth	307,286	—	n/a	307,286	—	n/a
Orangeville	—	—	n/a	—	—	n/a
Toronto CMA	620,062	639,706	-3.1	620,062	639,706	-3.1
Oshawa CMA	405,983	350,716	15.8	405,983	350,716	15.8
Greater Toronto Area (GTA)	610,140	640,279	-4.7	610,140	640,279	-4.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
January 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,637	9,655	11,930	64.0	463,534	8.5	486,654
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	17,589	-18.0		23,520			439,113	4.9	
	Q4 2011	19,452	10.6		27,002			472,494	7.6	
	YTD 2011	4,340	-13.0		9,025			427,159	4.4	
	YTD 2012	4,567	5.2		9,655			463,534	8.5	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
January 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$)
										SA
2011	January	505	-5.1	806	1,074	1,179	68.4	302,326	4.5	307,573
	February	652	-20.4	738	1,248	1,267	58.3	302,068	5.4	306,415
	March	981	-11.7	815	1,666	1,269	64.2	301,668	-1.5	302,736
	April	949	-19.8	765	1,601	1,226	62.4	321,042	5.4	315,472
	May	1,040	1.3	771	1,728	1,317	58.6	316,057	4.8	310,108
	June	1,046	13.7	793	1,587	1,338	59.3	322,947	6.1	314,458
	July	849	19.9	751	1,250	1,339	56.1	324,983	10.0	319,462
	August	764	15.6	783	1,305	1,403	55.8	310,852	-0.6	314,200
	September	833	17.8	859	1,516	1,411	60.9	318,523	7.5	319,739
	October	759	10.3	822	1,270	1,394	58.9	317,779	5.1	317,076
	November	734	11.0	893	1,000	1,335	66.9	314,260	6.3	317,920
	December	492	6.7	875	522	1,338	65.4	310,267	5.4	317,758
2012	January	556	10.1	891	1,073	1,191	74.8	316,394	4.7	321,267
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
		Q4 2010	1,810	-12.1		2,533		297,925	3.6	
		Q4 2011	1,985	9.7		2,792		314,616	5.6	
		YTD 2011	505	-5.1		1,074		302,326	4.5	
		YTD 2012	556	10.1		1,073		316,394	4.7	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

January 2012

		Interest Rates		NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			Average Weekly Earnings (\$)		
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (000)	Unemployment Rate (%) SA	Participation Rate (%) SA			
			1 Yr. Term	5 Yr. Term							
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4		
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4		
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1		
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8		
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8		
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0		
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6		
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3		
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.3		
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2		
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1		
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8		
2012	January	598	3.50	5.29		120.7	2,944	8.6	66.7		
	February								897		
	March										
	April										
	May										
	June										
	July										
	August										
	September										
	October										
	November										
	December										

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

January 2012

	Interest Rates		NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market					
	P & I Per \$100,000	Mortgage Rates (%)			Employment SA (000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)		
		I Yr. Term	5 Yr. Term							
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29		120.7	198.3	7.4	69.8	891
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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